



Preliminary Zoning (Use Regulations)
FCL Lands
(September 2011)

Legend

- Proposed Use and Density Regulations (No Change)
- Proposed Use and Density Regulations (Areas of Change)
- Forest Conservation Initiative Overlay
- Parcels
- Lakes
- Roads
- Descanso Subregional Group Area Boundary

Zoning Use Regulations:

Residential (*RS, RD, RM, RV, RU, RMH, RR, RRO, RC*)
Commercial (*C30, C31, C32, C34, C35, C36, C37, C38, C40, C42, C44, C46*)
Industrial (*M50, M52, M54, M56, M58*)
Agricultural (*A70, A72*)
Special Purpose (*S80, S81, S82, S86, S87, S88, S90, S92, S94, SWF*)

Map Prepared By:

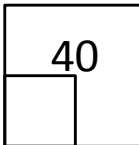


Coordinates: NAD83 Feet

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Source: County of San Diego, SanGIS, SANDAG
File reference: S:\land_use\gisupdate_maps\zoning\zoning_atlas.mxd



Descanso: Preliminary Draft Zoning Changes — Use Regulations

ID	General Location	General Plan Designation	Existing Zoning	Recommended Zoning	Rational
1	Two-acre portion of larger 15-acre parcel located south of Rural Commercial area and southwest of Riverside Drive.	Rural Lands 40	Single Family Residential (RS)	Limited Agriculture (A70)	Proposed change would zone this portion of the parcel the same as the rest of the parcel.
2	Three separate areas north and northwest of the Rural Village of Descanso.	Semi-Rural 10	General Rural (S92)	Limited Agriculture (A70)	Areas are already parcelized into lots sizes ranging from ten to less than one acre. Proposed A70 Zone is consistent with adjacent Semi-Rural character and more appropriate than the S92 Zone, which is intended more for areas with rugged terrain or other environmental constraints.
3	Portion of a parcel that provides access to the rest of the parcel from Viejas Grade Road.	Semi-Rural 10	Single Family Residential (RS)	Limited Agriculture (A70)	Proposes to zone the entire parcel A70 and not differentiate between the develable portion of the parcel and the portion that is only used to provide access.
4	Located in the southwestern portion of the planning area along the boundary with Alpine.	Rural Lands 40	Open Space (S80)	Limited Agriculture (A70)	Proposed change would zone this area the same as areas to the north and south.
5	Located in the remote northwestern portion of the planning area, northwest of Boulder Creek Road.	Rural Lands 40	Specific Plan (S88)	General Rural (S92)	Proposed change would remove the Specific Plan zone, which has since expired, and zone area the same as surrounding area.